

TYPICAL STREET SECTION
NOT TO SCALE

NOTES:

- LOT NO. 67 INCLUDES 1.507 ACRES OF LAND BEING A PRIVATE STREET, SAFETY LANE, DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND CABLE T.V. EASEMENT. THE PRIVATE STREET R.O.W. WIDTH IS 50 - FEET INCLUDING A PAVEMENT WIDTH OF 30 - FEET (FACE-TO-FACE), AND FOUR (4) - FOOT CONCRETE SIDEWALKS ADJACENT TO THE CURB.
- THE CONTROLLED ACCESS POINT FOR THIS P.U.D. IS LOCATED WITHIN THE PREVIOUSLY APPROVED "THE OAKS AT VISTA DEL NORTE" P.U.D. THESE CONTROLLED ACCESS POINTS ARE SPECIFICALLY LOCATED IN THE VICINITY OF THE INTERSECTIONS OF VITORRA VISTA DR. AND SERENATA WITH VISTA DEL NORTE DR.

OPEN SPACE RATIO ANALYSIS	
GROSS AREA	10.051 Ac.
LESS DEDICATIONS PRIVATE STREET R.O.W. (LOT 67)	<1.507 Ac.>
LESS TYPICAL LOT IMPROVEMENTS HOUSE AREA (2,750 Sq. Ft. x 28 LOTS) DRIVEWAY AREA (.396 Sq. Ft. x 28 LOTS) SUB - TOTAL TYPICAL LOT IMPROVEMENTS	1.768 Ac. 0.255 Ac. 2.023 Ac.>
TOTAL OPEN SPACE AREA	6.521 Ac.
OPEN SPACE RATIO (6.521 Ac. / 10.051 Ac.)	64.9%

SCALE: 1" = 100'

LAND USE ANALYSIS

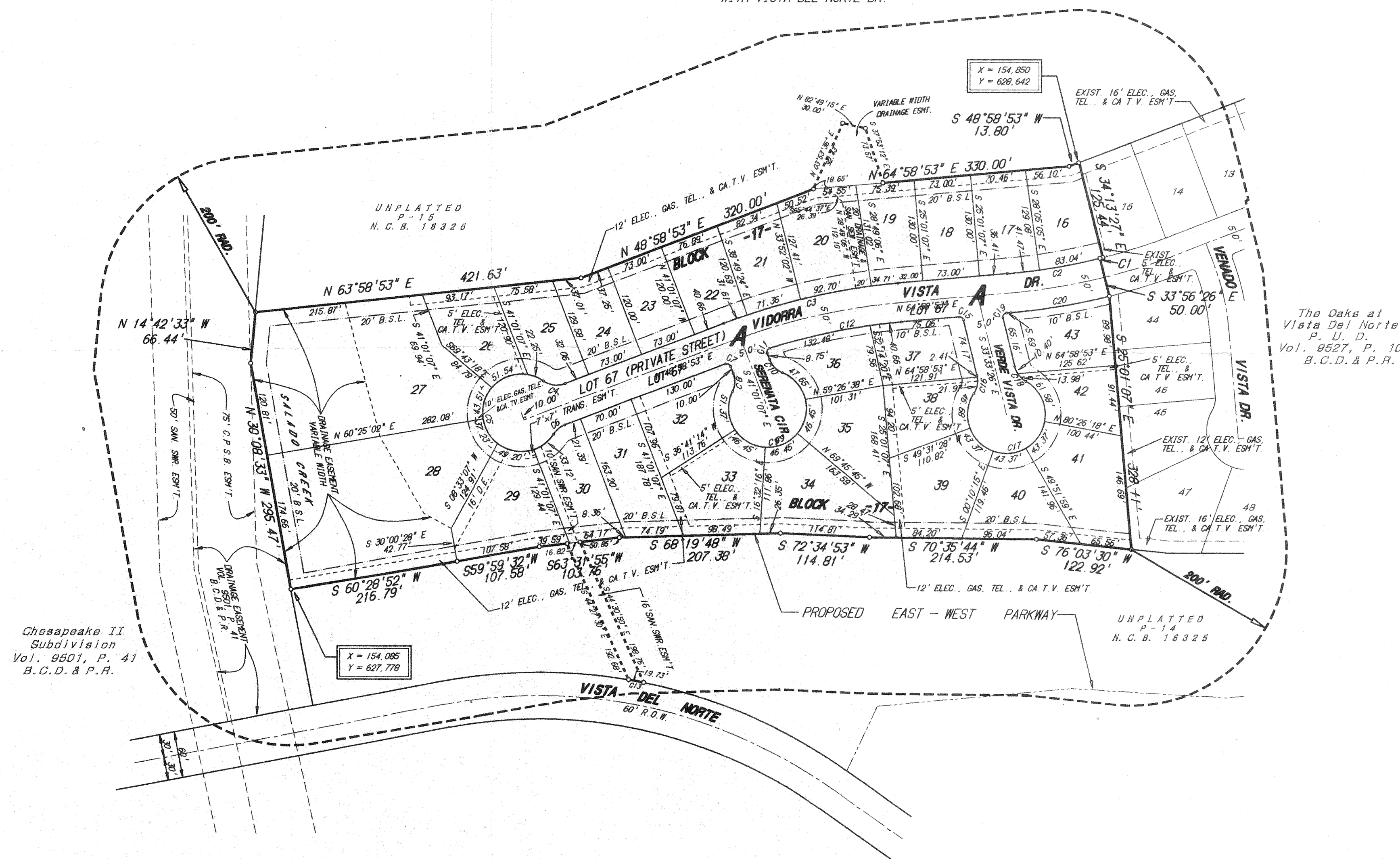
LAND USES	AREA	NO. LOTS	DENSITY	TYPICAL LOT SIZE
SINGLE FAMILY RESIDENTIAL	10.051 Ac.	28	2.8	65' x 120'
PRIVATE R.O.W.	1.507 Ac.	1	N/A	N/A

SETBACK SUMMARY

BUILDING SETBACKS	PERIMETER LOT	INTERIOR LOT
FRONT LOT	20'	20'
REAR LOT	20'	N/A
SIDE LOT, INTERIOR	5'	5'
SIDE LOT, CORNER	10'	10'
SIDE LOT, CORNER (REVERSE FRONTAGE)	20'	20'

NOTE:

IF ACCESS TO A GARAGE IS PROVIDED FROM THE SIDE OR FRONT OF A LOT, THEN THE GARAGE SHALL MAINTAIN A TWENTY (20)-FOOT SETBACK FROM THE BACK OF THE SIDEWALK AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.



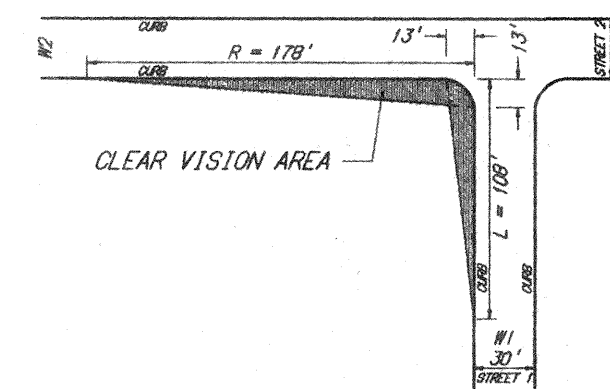
The Oaks at
Vista Del Norte
P.U.D.
Vol. 8557, P. 10
B.C.D. & P.R.

Chesapeake II
Subdivision
Vol. 8501, P. 41
B.C.D. & P.R.

LEGEND

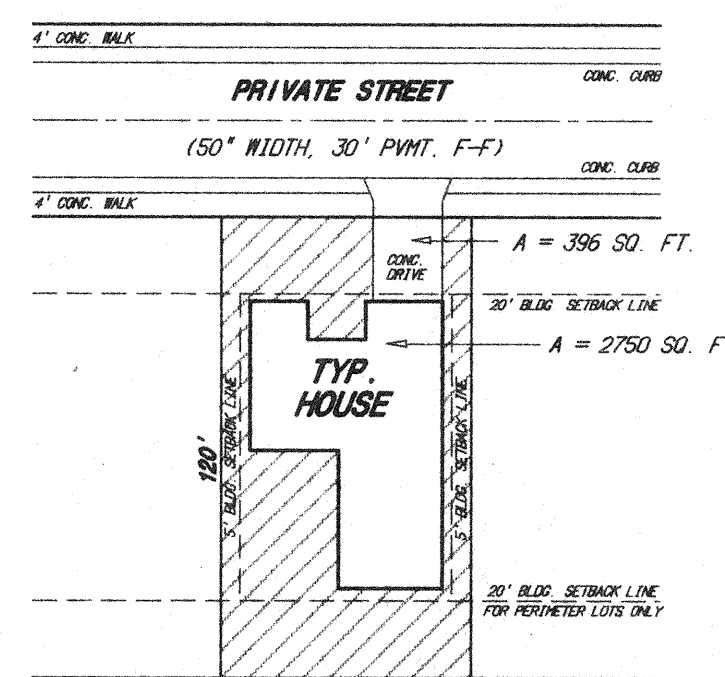
ELEC.	ELECTRIC
TEL.	TELEPHONE
CA.T.V.	CABLE TELEVISION
R.O.W.	RIGHT-OF-WAY
SAW. SWR.	SAWITARY SENER
ESM'T.	EASEMENT
B.S.L.	BUILDING SETBACK LINE
L.	LENGTH
ODL	OUTSIDE CITY LIMITS
IDL	INSIDE CITY LIMITS
D.E.	DRAINAGE EASEMENT
TRANS.	ELECTRIC TRANSFORMER

NOTE: LOTS 28-30, BLOCK -17- SHALL BE FILLED IN ACCORDANCE TO PLANS ON FILE AT THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.



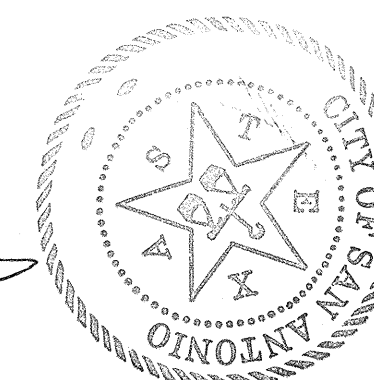
CLEAR VISION AREA - TYPE "A"
NOT TO SCALE

- NOTES:
- R = 178' and L = 108' will be utilized at all "A" intersections.
 - R and L are calculated from Equation "D" and "A", Exhibit G, "CLEAR VISION AREA", San Antonio Unified Development Code.



TYPICAL LOT OPEN SPACE
SCALE: 1" = 50'

OPEN SPACE



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 06/07/94
Signature: [Signature]

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CITY OF SAN ANTONIO
PLANNING DEPARTMENT

THE OAKS AT VISTA DEL NORTE UNIT 2
94-025 P.U.D. PLAN
SHEET NO. 1

PLAT NO. 940059

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
SAN ANTONIO, TEXAS 78205
PHONE (512) 484-0511

DATE: 06/07/94
JOB NO.: 200-038-00

REVISIONS
No. Date

App. [Signature]

job: 9 Jun 1994